

# SECURE NET LEASE



## QuikTrip

**\$3,363,000 | 4.00% CAP**

801 E SH 121 Bus., Lewisville Texas (DFW)

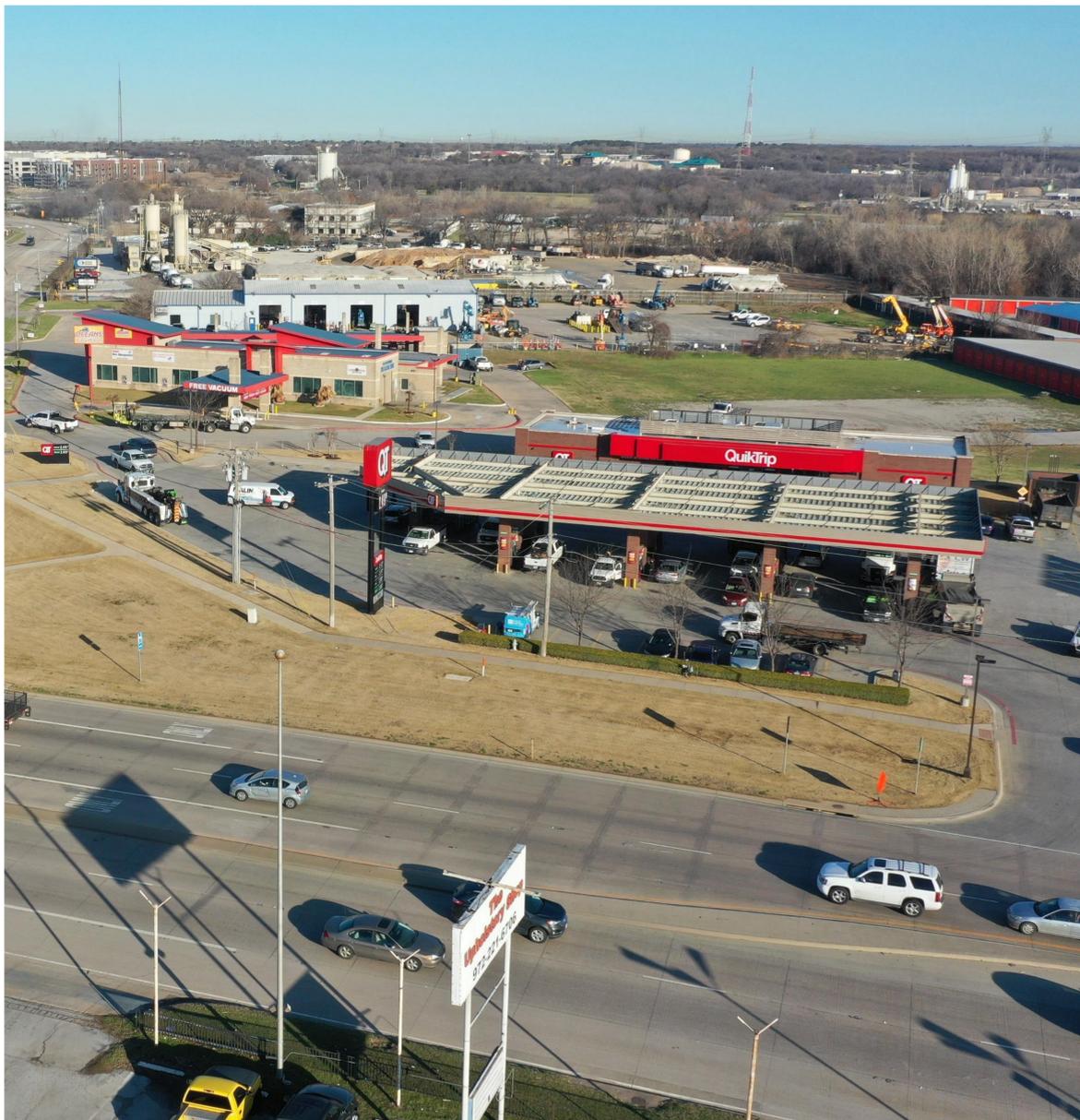
- ✓ Rare Corporate Sale-Leaseback Opportunity, May Qualify for Bonus Depreciation
- ✓ 15-Year Absolute NNN Lease with (10), 5-Year Options to Renew, .25 Basis Point Increases every five years in Primary Term and Option Periods
- ✓ Located Adjacent to Intersection of TX Highway 121 and I-35 E
- ✓ Minutes from Lake Lewisville and LLELA Nature Preserve
- ✓ QuikTrip Ranked #29 on Forbes "America's Largest Private Companies 2020" List

The QuikTrip Corporation, more commonly known as QuikTrip, is an **American chain of convenience stores** based in **Tulsa, Oklahoma** that primarily operates in the **Midwestern, Southern, and Southeastern** United States as well as in **Arizona**.



# INVESTMENT OVERVIEW

— QUIKTRIP LEWISVILLE, TX



## CONTACT FOR DETAILS

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# \$3,363,000

## 4.00% CAP

NOI

\$134,520

- ✓ Rare Corporate-Sale Leaseback Opportunity. New 15-year corporate absolute NNN lease with 10, 5-Year Options to Renew.

Building Area

±5,313 SF

- ✓ Eligible for 100% Bonus Depreciation in Year 1 – Fee simple ownership of a convenience store and gas station allows the landlord to be eligible to use the Accelerated Bonus Depreciation model. Consulting your Accountant or Tax Attorney is advised.

Land Area

±1.76 AC

- ✓ QuikTrip operates over 850 locations in eleven states, and does not franchise to other operators. Making sure each store is consistent and meets QuikTrip's quality expectations.

Year Built

2010

- ✓ Located in high-traffic area along TX Highway 121 (74,778 VPD), near TX-121 intersection with I-35 E (151,523 VPD).

Lease Type

NNN

- ✓ Dense industrial and retail corridor with high-quality tenants including Dollar General, O'Reilly Auto Parts, Sunbelt Rentals, HOLT CAT Lewisville, United Rentals, U-Haul and AutoMart of Dallas.

Occupancy

100%

- ✓ Minutes from Lake Lewisville, one of the largest lakes in North Texas, attracting visitors from all over Texas and surrounding states. Located directly adjacent to the Lewisville Lake Environmental Learning Area (LLELA), attracting hikers, fishers, and wildlife-waters.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
 NET LEASE

# TENANT OVERVIEW

QUIKTRIP LEWISVILLE, TX

## QuikTrip

**Lessee:** QuikTrip Corporation

**Guarantor:** QuikTrip Corporation

### REVENUE

\$11 B

### CREDIT RATING

BBB

### TOTAL LOCATIONS

850+



[Quiktrip.com](http://Quiktrip.com)

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.

Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 780+ stores across 11 states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip Corp. currently holds an NAIC 2 Rating which is the equivalent of a “BBB” rating by Standard & Poor’s. QuikTrip locations feature the company’s own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT’s own Quik’n Tasty and Hotzi lines of sandwiches. With over 20,000 employees, QuikTrip has made Fortune Magazine’s list of “Best Companies to Work For” every year for the last 15 years and received the 38th spot in People Magazine’s “50 Companies That Care.”

QuikTrip is consistently ranked as one of the top convenience store marketers in product quality and friendly service, including a top spot on GasBuddy’s Top Rated C-Store list for 2017, and Top Rated Convenience Store Brand in the state of Missouri. It is also ranked 68th on Fortunes 100 best companies to work for in 2017 and 33rd on Forbes List of Private Companies. QuikTrip also gives back to the communities it serves, donating 5% of net profits to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education

FILE  
PHOTO



# IN THE NEWS

QUIKTRIP LEWISVILLE, TX

## QuikTrip Sets Its Sights on Tennessee

OCTOBER 05, 2020 (CONVENIENCE STORE NEWS)

QuikTrip Corp. is gearing up for market expansion — this time in Tennessee.

Jefferson-Smith recently confirmed that QuikTrip had more than **40 stores under construction nationwide** when it welcomed customers at four **new locations on Sept. 17**. QuikTrip began scooping up sites in **San Antonio** in spring 2018 as it prepared to enter the market. At the time, the retailer said it planned to **open roughly 60 c-stores in San Antonio and 40 in Austin**, with a smaller number along **Interstate 35** between the two cities, as Convenience Store News previously reported.

"We're continuously growing right now," said Aisha Jefferson-Smith, QuikTrip's corporate communications manager. "High traffic areas are where we typically like to grow in."

According to a site plan, the c-store would boast about **8,200 square feet**, and feature about **60 parking spaces and 10 spaces devoted to trucks**. The store will employ between **20 and 25 employees**.

In addition to **Chattanooga**, QuikTrip plans to open more locations in the state of Tennessee, including in the **Nashville area**.

"It has a **strong economy** and proximity to other markets we're operating in," she said. "That made [Tennessee] a clear choice in the expansion of **the travel center business** right now."

According to TDEC's Kim Schofinski, the retailer's application is considered complete and public notice is posted on the agency's website, Chattanooga Times Free Press reported.

EXPLORE ARTICLE



## QuikTrip, Wawa Lead New Ranking of Top 100 U.S. Pit Stops

JANUARY 11, 2018 (CONVENIENCE STORE NEWS)

QuikTrip and Wawa came out on top of GasBuddy's latest ranking of pit stops.

The **Top 100 Pit Stops** in the United States in 2017 list highlights the **best-of-the-best**, where drivers can enjoy pleasant customer service, perk themselves up with amazing coffee, use the restroom in **peace and enjoy** a perfect pumping experience, according to GasBuddy. Users of the **GasBuddy mobile app** had a say in the list, which honors **businesses ranked highly** by the GasBuddy community.

QuikTrip made the most appearances on the list with 18 locations, followed by Wawa with 14 and Shell with seven. QuikTrip also topped the list as the overall No. 1 with its Oro Valley, Ariz., location. Eighteen gas stations received five-star ratings, making them the top-rated pit stops in the U.S.

**Florida was the state with the most gas stations** on the list at 13, followed by South Carolina (9), Texas (7), New Jersey (7) and Michigan (6).

To compile the list, GasBuddy's data science team examined gas stations in the U.S. with at least **50 lifetime ratings** in the "overall" category in 2017. Gas stations were ranked by their average rating in the **"overall"** category and secondarily ranked by the **number of ratings** submitted.

Boston-based GasBuddy is an app with **70 million** downloads. It provides real-time fuel prices at more than **140,000 gas stations** in the United States, Canada and Australia.

EXPLORE ARTICLE



# LEASE OVERVIEW

QUIKTRIP LEWISVILLE, TX

SUBJECT  
PROPERTY

Initial Lease Term	15-Years, Plus (10), 5-Year Options to Renew
Rent Commencement	Upon Closing
Lease Expiration	TBD
Lease Type	NNN
Rent Increases	.25 Basis Point Bumps Every 5-Years in Primary and Options
Annual Rent Years 1-5	\$134,520
Annual Rent Years 6-10	\$142,928
Annual Rent Years 11-15	\$151,335
Option 1   YRS 16-20	\$159,743
Option 2   YRS 21-25	\$168,150
Option 3   YRS 26-30	\$176,558
Option 4   YRS 31-35	\$184,965
Option 5   YRS 36-40	\$193,373
Option 6   YRS 41-45	\$201,780
Option 7   YRS 46-50	\$210,188
Option 8   YRS 51-55	\$218,595
Option 9   YRS 56-60	\$227,003
Option 10   YRS 60-65	\$235,410

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





ExtraSpace Storage

METL SPAN

FARMERS INSURANCE

LOWE'S

KOHL'S  
expect great things

Ford

VALERO

SUBWAY  
BURGER KING

THE HOME DEPOT

enterprise

Suffolk

DOLLAR TREE  
LESLIE'S POOL SUPPLIES SERVICE & REPAIR.  
CVS pharmacy  
SONIC  
GOLDEN CHICK  
CHASE  
goodwill

Walmart Supercenter  
petco  
Chick-fil-A  
DQ  
TACO BELL  
MCDONALD'S  
WHATABURGER

Public Storage  
U-HAUL

INTERSTATE 35E

6

COLLEGE STREET ELEMENTARY SCHOOL  
(246 STUDENTS)

THE SALVATION ARMY

QT QuikTrip  
**SUBJECT PROPERTY**  
801 E SH 121 Bus.

W MAIN STREET  
± 28,619 VPD

MEDICAL CITY LEWISVILLE  
(186 BEDS)

UNITED STATES POSTAL SERVICE

Domino's

UNARCO

E MAIN STREET  
± 17,426 VPD

U-HAUL

CALIBER COLLISION

121 TEXAS

UNITED STATES POSTAL SERVICE

1171 ROAD

LEWISVILLE HIGH SCHOOL  
(4,561 STUDENTS)

SHERWIN WILLIAMS  
CHIPOTLE MEXICAN GRILL  
CAFO  
Cici's PIZZA  
H&R BLOCK

Budget  
AVIS  
Starbucks

MILL STREET ELEMENTARY SCHOOL

ANDES COIL PROCESSORS

Public Storage

Firestone COMPLETE AUTO CARE  
ACE The helpful place.  
AutoZone  
BURGER KING  
DOLLAR GENERAL  
SMOOTHIE KING

7 ELEVEN

Rocky Barrel  
Old Country Store

STEMMONS FREEWAY  
± 141,635 VPD

CENTRAL ELEMENTARY SCHOOL  
(908 STUDENTS)

STATE FARM INSURANCE

± 47,748 VPD

ST. CHARLES PLACE APARTMENTS  
(126 UNITS)

DOLLAR GENERAL

BASSWOOD MANOR APARTMENTS  
(212 UNITS)

LAKELAND ELEMENTARY SCHOOL  
(844 STUDENTS)

VW

enterprise

FedEx Freight

WinCo FOODS  
SUBWAY  
Little Caesars  
SALLY BEAUTY

OAK TREE VILLAGE APARTMENTS  
(272 UNITS)

HEDRICK MIDDLE SCHOOL  
(668 STUDENTS)

NAPA  
Aaron's  
Allstate  
planet fitness

CHRYSLER  
Jeep  
RAM

Red Roof

CUBESMART self storage

R&C  
BURGER KING  
TACO BELL  
Firestone COMPLETE AUTO CARE

NORTHERN TOOL + EQUIPMENT

CHEVROLET

Public Storage

FERGUSON

ANIXTER

# SITE OVERVIEW

QUIKTRIP LEWISVILLE, TX

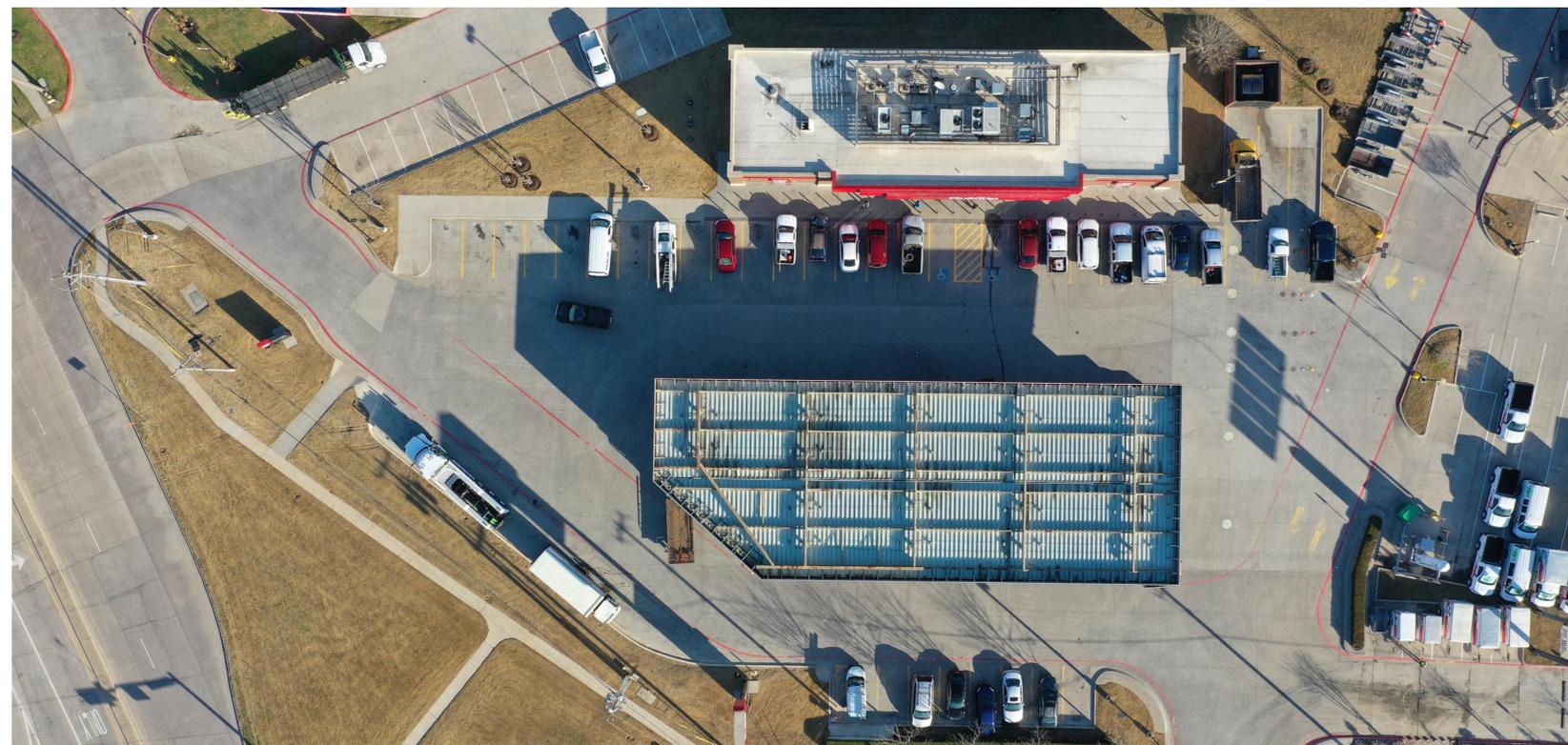
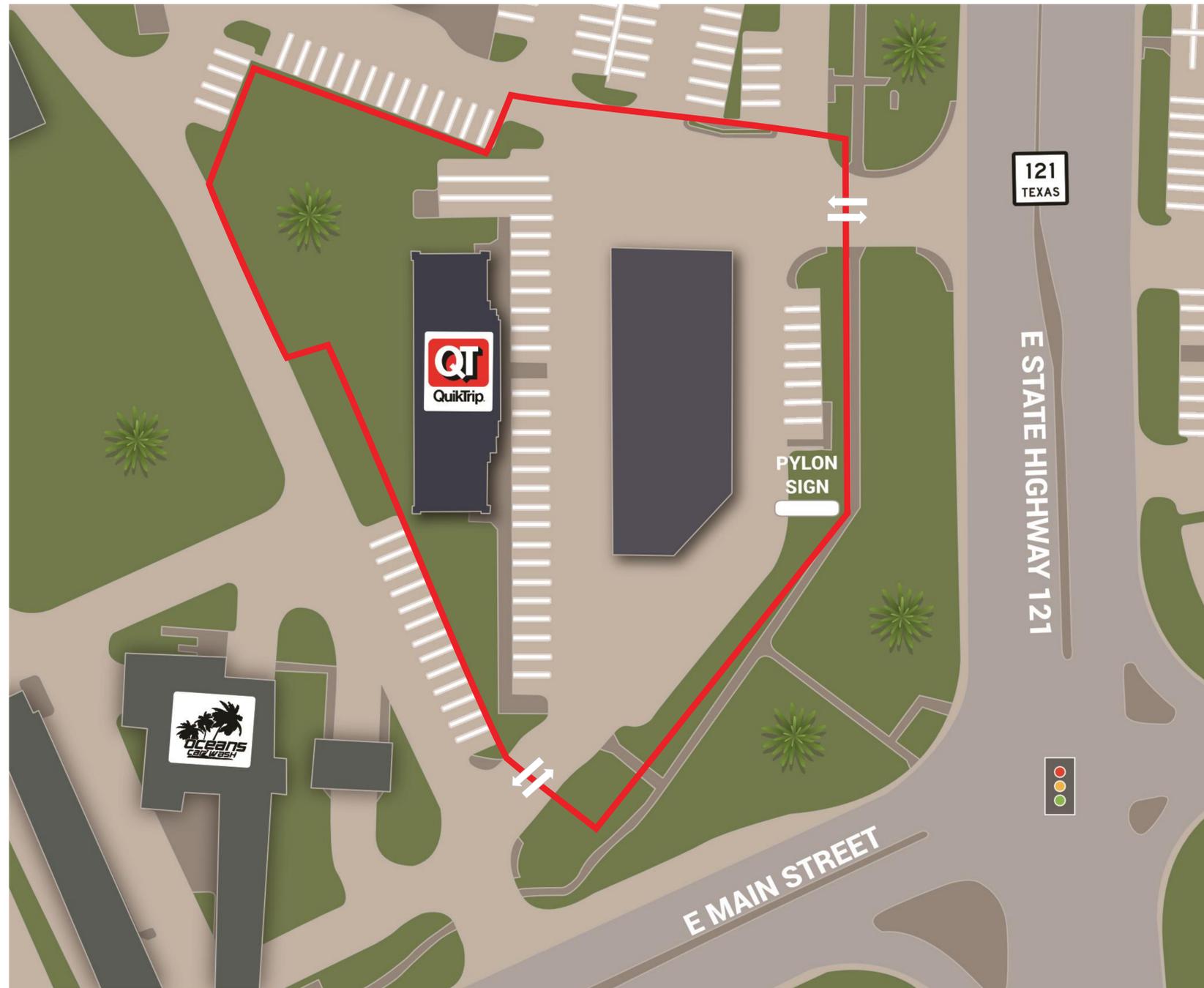
Year Built | 2010

Building Area | ±5,313 SF

Land Area | ±1.76 AC

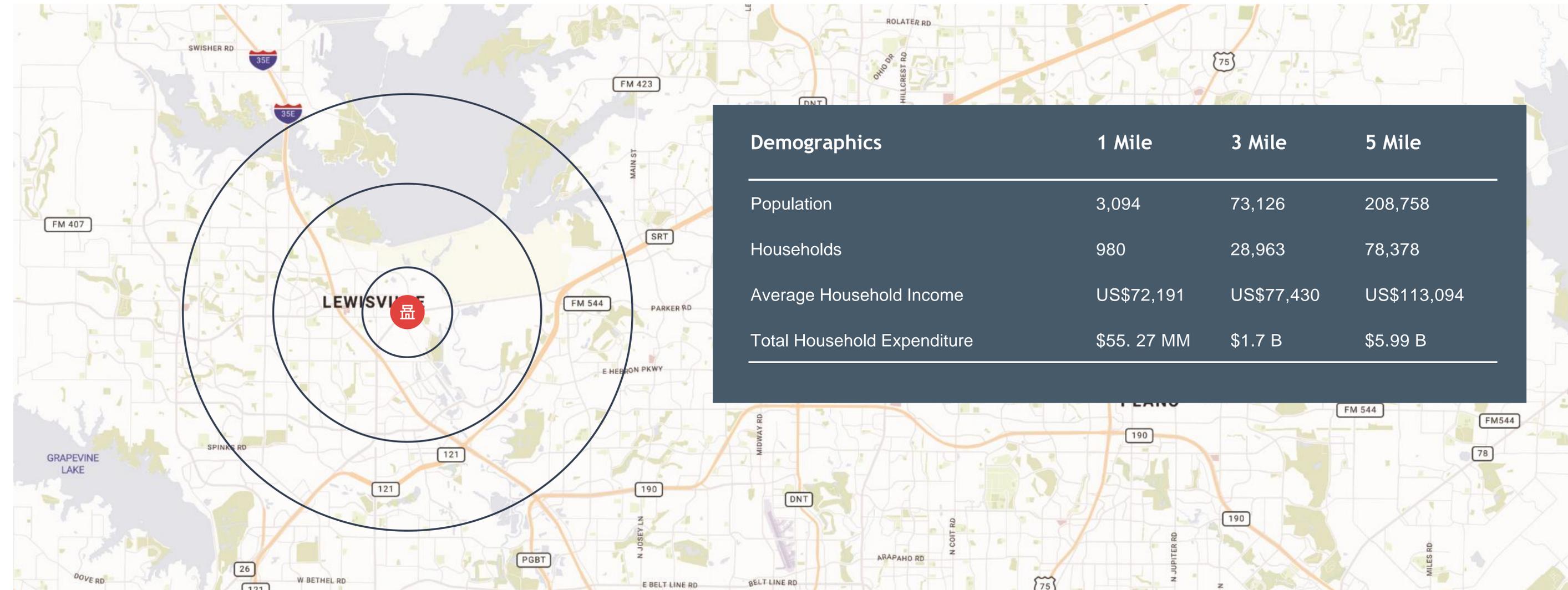
## NEIGHBORING RETAILERS

- The Home Depot
- Lowes's
- Kohl's
- Sam's Club
- Walmart Supercenter
- Aaron's
- WinCo Foods
- Goodwill
- CVS
- Petco



# LOCATION OVERVIEW

QUIKTRIP LEWISVILLE, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Ch Hold Corp. (3,700)
2. BJ's Restaurants, Inc. (2,300)
3. Xome Inc. (1,700)
4. EMC Mortgage LLC (1,000)
5. ABC Agency Network of Texas LLC (755)
6. Lewisville Independent School District (750)
7. Med Fusion, LLC (489)
8. Communities in Schools of North Texas Inc (335)
9. Walmart Inc. (300)
10. Ntfn, Inc. (300)
11. Boy Scouts of America (297)
12. Broadstone Valley Parkway, LP (293)
13. Car Toys, Inc. (293)
14. Parkway C&A, LP (229)
15. Macy's Retail Holdings, Inc. (225)

# LOCATION OVERVIEW

QUIKTRIP LEWISVILLE, TX

## Lewisville

Texas (Dallas-Fort Worth)

 108,000  
Population

 \$59,964  
Median Household Income



Lewisville is ranked #1 in Texas with percent of their population in the labor force.

#1

With over 6.7 million square feet of retail and restaurant real estate, Lewisville has more shopping and dining space per capita than any other city in DFW region.

Lewisville

Lewisville is dynamic and growing suburban community located 25 miles northeast of Dallas in Denton County.

Located only 10 minutes from Dallas-Fort Worth International Airport, Lewisville is bisected by 1-35 and Highway 121.

If DFW were a country, its economy would rank as the 11th largest in the world.

With an estimated population of 108,000 residents, Lewisville is one of the fastest-growing cities in the region, with a population growth rate of 11.7% since 2010.

The city shares the metroplex's economy based primarily on commerce, retail, tourism, finance and manufacturing. Lewisville boasts on of the lowest combined property tax rates in DFW, making it an attractive location for businesses and residents. Some of Lewisville's largest employers include Music City Mall, Walmart, Xerox and SYSCO. The DFW metroplex is the fourth most-populous metro area in the nation and is currently the fastest growing MSA in the U.S. DFW is the economic and cultural hub of North Central Texas and is the largest inland metropolitan area in the country. If DFW were a country, its economy would rank as the 11th largest in the world. With over 20 Fortune 500 companies, Dallas and its suburbs have the third-largest concentration of Fortune 500 companies in the nation, only behind New York City and Chicago. Visitors and residents of Lewisville enjoy a variety of recreation opportunities including a 2000-plus acre nature preserve, a historic downtown, Lewisville Lake and Music City Mall. As part of Lewisville's 2025 Initiative, they have a prime focus on downtown Lewisville, the City's historic center, as the city looks to expand Lewisville's regional identity and market popularity over the next 10 years through coordinated investment in urban living, restaurants, entertainment and the downtown workplace.

# IN THE NEWS

QUIKTRIP LEWISVILLE, TX

## Ericsson Announces Lewisville as Location for its First-Ever 5G Smart Factory in the U.S.

ANNA HEROD, SEPTEMBER 20, 2019 (ECODEVLEWISVILLE.COM)

Ericsson announced Sept. 19 it has chosen to open its first-ever U.S. 5G smart factory early next year in Lewisville. The 300,000-square-foot, \$100 million facility will produce advanced antenna system radios to enable 5G deployment to increase network capacity and coverage in the U.S., according to a news release.

“Lewisville is very honored to be [home to Ericsson’s 5G radio ‘Factory of the Future,’](#)” stated Lewisville Mayor Rudy Durham in the release. “As one of the largest providers of [information and communication technology in the world](#), Ericsson has consistently delivered [innovative and sustainable products and services](#). We look forward to our partnership. We welcome and congratulate the Ericsson family on making Lewisville its home for [the state-of-the-art factory.](#)”

Innovation and sustainability are also key priorities for the Lewisville community and our vision for the future.

Initially, the factory will [employ 100 people](#), according to the release. However, the facility will be [highly automated, with autonomous warehouses](#) and systems for assembly, packing and product handling.

“From manufacturing to technology, the [Texas economy](#) is firing on all cylinders thanks to investments [from]world class companies like [Ericsson](#),” [Gov. Greg Abbott](#) stated in the release. “I am proud that Ericsson has chosen Texas to expand its operations, and can assure them that as governor, I will continue to promote [pro-growth](#) policies that reduce the heavy hand of government regulation and encourage expansion in the [private sector.](#)”

According to Abbott’s [Sept. 19](#) announcement, the facility will eventually create more than [400 new jobs and bring \\$134 million in capital investment to the U.S.](#)

EXPLORE ARTICLE



## Dallas-Fort Worth boasts 2 of the best affordable places to live in Texas

JOHN EGAN, SEPTEMBER 17, 2019 (CULTUREMAP DALLAS)

With the median home price in Dallas-Fort Worth rising to \$269,900 in August — up 4 percent compared with the same time last year — you might be wondering where to find an affordable place to live. It turns out two of the most affordable spots in Texas are right in our own backyard.

A new list published by MarketWatch ranks [Lewisville as the second-best affordable place](#) to live in Texas and puts [Frisco at No. 5](#). For the record, the [West Texas city of Odessa tops the list](#), which is based on data compiled by Livability. That website ranks the livability of U.S. cities.

In addition, Lewisville is praised for its “eclectic mix of things to do,” including shopping at Old Town Lewisville and enjoying outdoor activities at Lewisville Lake.

The financial website applauds Lewisville for its [median home price of \\$153,000](#), which it says is “decidedly modest for a municipality just minutes from [Dallas and Fort Worth.](#)”

“Most notably, perhaps, Lewisville is located in [Denton County, which ranks fourth, fifth, and sixth among 254 Texas counties](#) for health outcomes, health factors, and healthy behaviors, respectively,” MarketWatch notes.

In fifth place is Frisco, which boasts the highest median income on the list: [\\$108,284](#).

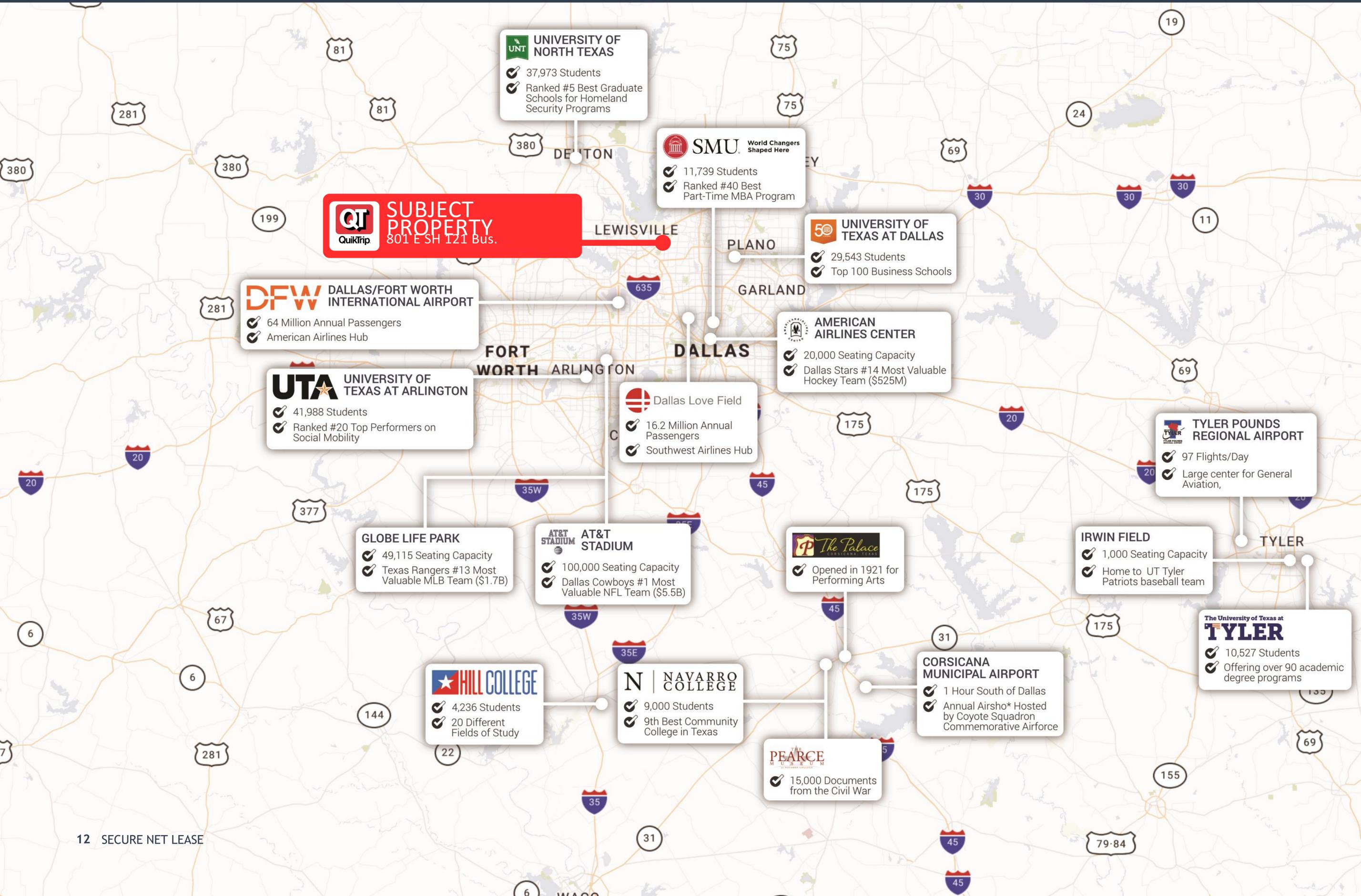
The report underscores Frisco’s status as a “[shopper’s paradise](#),” with millions of square feet of retail and dining establishments. Additionally, MarketWatch says Frisco could be described as a “[sports lovers’ paradise](#)” — it’s [home to The Star, Dallas Cowboys World Headquarters](#), and many other local teams.

EXPLORE ARTICLE



# DALLAS-FORT WORTH METRO

QUIKTRIP LEWISVILLE, TX



CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

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Anthony Pucciarello

Executive Vice President  
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# TEXAS DISCLAIMER

QUIKTRIP LEWISVILLE, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.